HOUSING MARKET INFORMATION

HOUSING NOW

Edmonton CMA

Canada Mortgage and Housing Corporation

Date Released: April 2009

New Home Market

Fewer Housing Starts across Edmonton Region in March

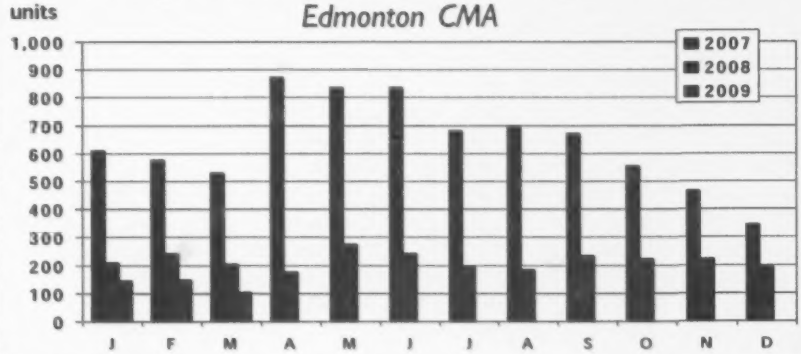
Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 135 units in March, down from 478 units recorded in March 2008. To the end of the first quarter, total housing starts have amounted to 761 units throughout the Capital region compared with 2,315 units tallied during January to March of 2008.

Builders started work on 105 single-detached homes in March, representing a decrease of 49 per cent from the 205 units started in March 2008. To the end of March, 401 single-detached homes were started across Metro, down from 657 units that began construction during the first quarter of 2008. At 1,817 units,

Figure 1

Single-Detached Housing Starts

Edmonton CMA



Source: CMHC, March 2009

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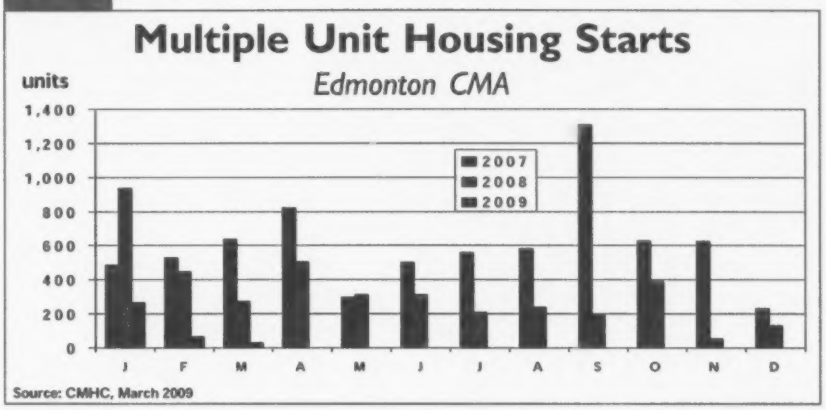
homes under construction were down 63 per cent year-over-year and at the lowest level since June 2001. Increases in monthly starts on a year-over-year basis are not expected until much later this year and more likely in 2010.

Single-detached completions in March decreased by 64 per cent from March 2008 to 196 units. Considering the sizable downturn in the number of units under construction this spring, completions will continue to pull back as well in the coming months. Absorption rates will also be pushed downward this year as fewer homes end the construction phase. Absorptions in March declined by 49 per cent year-over-year to 253 units but managed to exceed completions and help to reduce standing inventories. The inventory of completed and unoccupied singles stood at 925 units in March, up by 2.5 per cent from the same month last year but below the peak of 1,090 units that occurred in August 2008.

The median absorbed single-detached price was $488,000 in March, up almost four per cent from last year at this time. Monthly absorbed median price reflects homes absorbed in the month completed which is not necessarily when the price was negotiated.

Multiple dwelling starts in March also did not match the levels reported in the same month last year. Semi-detached, row, and apartment starts totalled 30 units in March, for a decline of 89 per cent from the 273 multi unit starts reported in March 2008. The March numbers included 16 semis, 14 rental apartments but no row units.

Figure 2



So far this year, multiple starts have reached 360 units across Greater Edmonton compared with 1,658 multiples that were initiated in the first three months of last year. Multiple dwelling starts are expected to remain at low levels throughout the year due to the large number of units still under construction and the strong completion levels anticipated in the months ahead.

Multiple unit completions totalled 199 units in March compared with 536 units in March of last year. Meanwhile, absorptions also dropped from levels reported in March 2008 but outpaced completions by 38 units. This allowed the unabsorbed inventory to move downward from February levels but it was nonetheless more than double the number of units in inventory at the end of March last year.

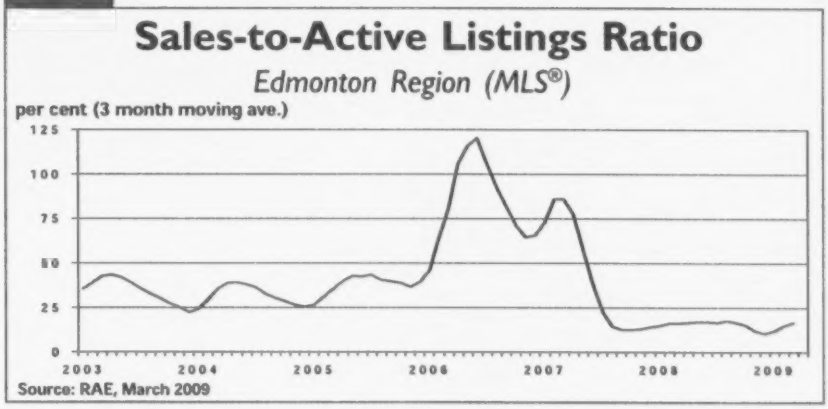
Resale Market

Buyer Holds Advantage in 1st Quarter

Total residential MLS® sales reported in the first three months of 2009 by the Realtors® Association of Edmonton (RAE) fell by 22 per cent from January to March 2008 to 3,185 units. This followed an 18 per cent year-over-year decline in the previous quarter. Condominium unit sales experienced the largest pull-back, falling by 28 per cent compared with the first quarter of last year.

Despite the generally slower sales activity during the first quarter, market balance has shown some moderate improvements largely due to a large reduction in new listings. Total listings in the first three months of this year decreased by 29 per cent to 8,001 units compared with 11,222 total units listed in the first quarter of 2008. As a result,

Figure 3



active listings at the end of March were 21 per cent below the same time last year. The sales-to-active listings ratio in March stood at 18.5 per cent, up from 16.5 per cent a year prior. While representing a modest gain, the supply-demand relationship in the market still favours the buyer and home prices have continued to trend downward.

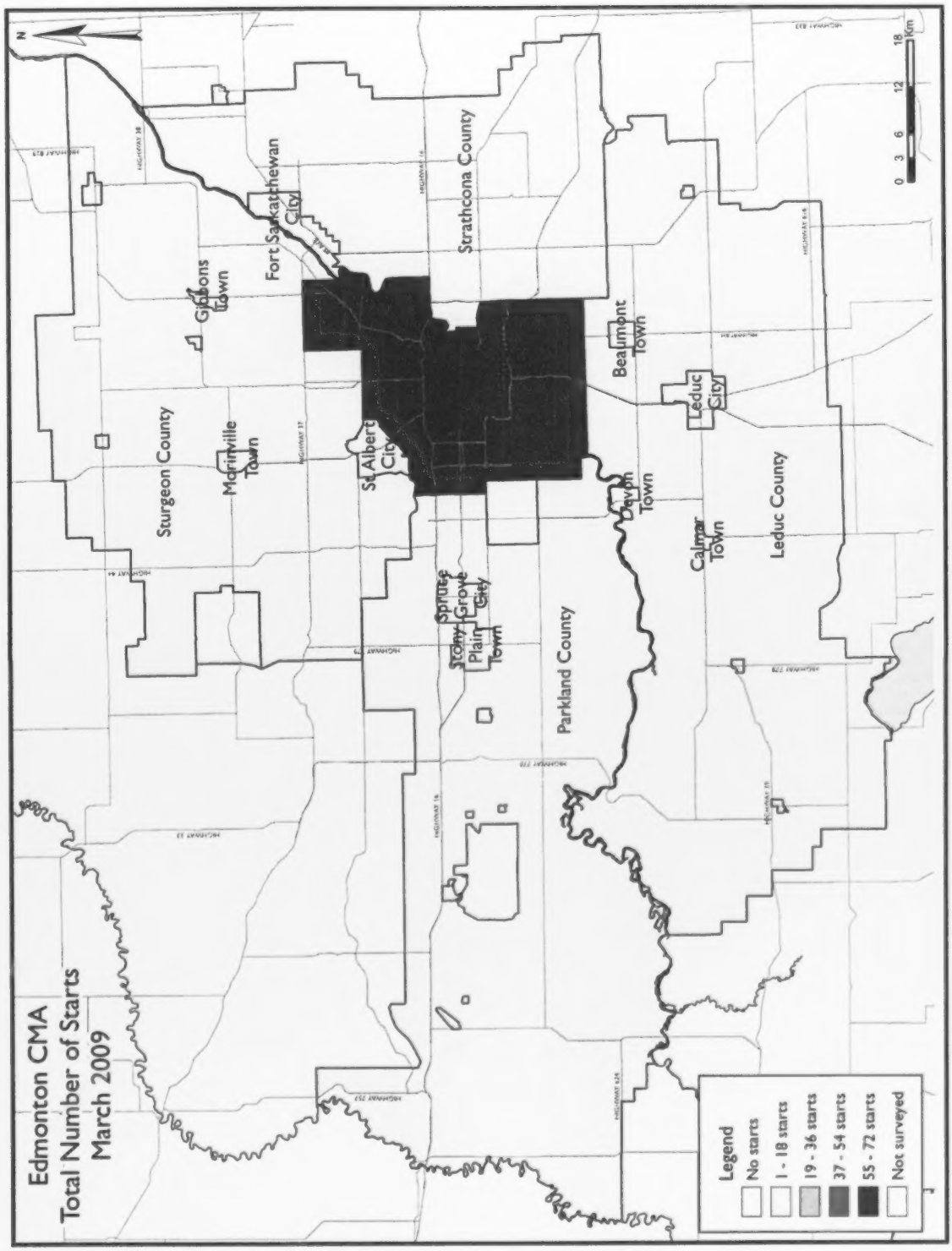
The average residential resale price as reported by the RAE decreased by 10 per cent year-over-year in March to $309,032. For the first three months of this year, the average MLS® sales price has fallen by eight per cent from January to March of last year to $310,849. The single-detached average price decreased by almost nine per cent year-over-year in the first quarter to $349,603. The sales-to-active listings ratios have generally been lower for condos than for singles so far this year, and prices have retrenched by a larger margin. During the first three months of this year, the average price for condos sold by members of the RAE dropped by almost 12 per cent to $231,009 compared with an average of $261,829 recorded in the first three months of 2008.

Economy

Labour Market Shows Signs of Softening

Following a strong performance in 2008, Edmonton's labour market is showing a softening trend in recent months. The seasonally adjusted unemployment rate stood at 4.9 per cent in March, the highest level since January 2005. Employment growth in Edmonton has largely come to a standstill in 2009 after a net gain of over 22,000 jobs last year. Income growth has also slowed according to Statistics Canada's Average Weekly Earnings data. Although the year-to-date numbers were up by just under six per cent year-over-year in the first quarter, the values peaked back in November and have been trending downward on a month-over-month basis.

Despite the softening observed in the labour market, Alberta maintained its ranking as the population growth leader during the fourth quarter of 2008. According to Statistics Canada quarterly estimates, Alberta's population growth rate in the last three months of 2008 remained the highest among all provinces thanks to strong net migration from both international and inter-provincial sources. The province gained 6,198 net migrants inter-provincially during October to December of last year, up notably from the 864 people gained on a net basis from other provinces during the same time in 2007. The inter-provincial net gain in the fourth quarter was largely due to higher net inflows from Ontario (4,778) and Quebec (1,230). Net outflows to nearby provinces such as Manitoba, Saskatchewan and British Columbia were also much lower than the volumes reported by Statistics Canada during the last three months of 2007.


Edmonton CMA
Total Number of Starts
March 2009
N
0 3 6 12 18 Km
Legend
No starts
1 - 18 starts
19 - 36 starts
37 - 54 starts
55 - 72 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
March 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2009	105	12	0	0	4	0	0	14	135
March 2008	205	84	0	0	86	103	0	0	478
% Change	-48.8	-85.7	n/a	n/a	-95.3	-100.0	n/a	n/a	-71.8
Year-to-date 2009	401	90	4	0	26	144	0	96	761
Year-to-date 2008	651	140	12	0	256	1,246	10	0	2,315
% Change	-38.4	-35.7	-66.7	n/a	-89.8	-88.4	-100.0	n/a	-67.1
UNDER CONSTRUCTION									
March 2009	1,805	412	45	4	981	6,006	20	421	9,694
March 2008	4,848	1,012	84	23	1,632	7,526	39	489	15,653
% Change	-62.8	-59.3	-46.4	-82.6	-39.9	-20.2	-48.7	-13.9	-38.1
COMPLETIONS									
March 2009	195	50	0	1	112	37	0	0	395
March 2008	543	102	0	3	127	307	0	0	1,082
% Change	-64.1	-51.0	n/a	-66.7	-11.8	-87.9	n/a	n/a	-63.5
Year-to-date 2009	829	268	9	1	253	789	14	122	2,285
Year-to-date 2008	1,658	226	4	8	350	531	13	69	2,859
% Change	-50.0	18.6	125.0	-87.5	-27.7	48.6	7.7	76.8	-20.1
COMPLETED & NOT ABSORBED									
March 2009	920	199	10	2	248	194	3	76	1,652
March 2008	900	141	0	1	69	117	4	0	1,232
% Change	2.2	41.1	n/a	100.0	**	65.8	-25.0	n/a	34.1
ABSORBED									
March 2009	252	63	2	1	93	61	0	18	490
March 2008	490	81	0	3	129	307	0	0	1,010
% Change	-48.6	-22.2	n/a	-66.7	-27.9	-80.1	n/a	n/a	-51.5
Year-to-date 2009	888	237	10	4	183	750	14	46	2,132
Year-to-date 2008	1,595	209	0	7	327	481	7	121	2,747
% Change	-44.3	13.4	n/a	-42.9	-44.0	55.9	100.0	-62.0	-22.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
March 2009	48	6	0	0	4	0	0	14	72
March 2008	116	60	0	0	46	103	0	0	325
Beaumont Town									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	5	2	0	0	16	0	0	0	23
Devon Town									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
March 2009	6	2	0	0	0	0	0	0	8
March 2008	7	6	0	0	0	0	0	0	13
Leduc City									
March 2009	4	0	0	0	0	0	0	0	4
March 2008	10	0	0	0	24	0	0	0	34
Leduc County									
March 2009	1	0	0	0	0	0	0	0	1
March 2008	8	0	0	0	0	0	0	0	8
Morinville Town									
March 2009	1	0	0	0	0	0	0	0	1
March 2008	12	0	0	0	0	0	0	0	12
Parkland County									
March 2009	13	0	0	0	0	0	0	0	13
March 2008	2	0	0	0	0	0	0	0	2
Spruce Grove City									
March 2009	9	2	0	0	0	0	0	0	11
March 2008	7	6	0	0	0	0	0	0	13
St. Albert City									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	2	0	0	0	0	0	0	0	2
Stony Plain Town									
March 2009	5	0	0	0	0	0	0	0	5
March 2008	0	2	0	0	0	0	0	0	2
Strathcona County									
March 2009	12	2	0	0	0	0	0	0	14
March 2008	21	8	0	0	0	0	0	0	29
Sturgeon County									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	4	0	0	0	0	0	0	0	4
Edmonton CMA									
March 2009	105	12	0	0	4	0	0	14	135
March 2008	205	84	0	0	86	103	0	0	478

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
March 2009	737	222	30	4	656	4,906	18	120	6,693
March 2008	2,210	558	59	11	1,122	5,923	35	286	10,204
Beaumont Town									
March 2009	40	4	0	0	18	50	0	35	147
March 2008	209	46	0	0	69	50	0	28	402
Devon Town									
March 2009	4	0	0	0	20	0	0	0	24
March 2008	21	0	0	0	27	0	0	0	48
Fort Saskatchewan City									
March 2009	63	42	7	0	32	212	0	0	356
March 2008	176	86	8	0	75	264	0	0	609
Leduc City									
March 2009	114	18	0	0	95	121	0	0	348
March 2008	424	64	0	0	52	168	4	0	712
Leduc County									
March 2009	56	0	0	0	0	0	0	0	56
March 2008	83	0	0	0	0	0	0	0	83
Morinville Town									
March 2009	34	2	4	0	53	108	0	0	201
March 2008	123	0	0	0	67	108	0	0	298
Parkland County									
March 2009	183	0	0	0	0	0	0	0	183
March 2008	260	0	3	0	10	0	0	0	273
Spruce Grove City									
March 2009	107	72	4	0	0	283	0	0	466
March 2008	337	86	0	0	12	283	0	0	718
St. Albert City									
March 2009	45	12	0	0	0	65	0	132	254
March 2008	177	38	0	0	9	88	0	41	353
Stony Plain Town									
March 2009	70	4	0	0	95	166	0	0	335
March 2008	128	98	0	0	85	65	0	0	376
Strathcona County									
March 2009	186	30	0	0	12	74	2	134	438
March 2008	399	34	0	12	98	556	0	134	1,233
Sturgeon County									
March 2009	131	0	0	0	0	0	0	0	131
March 2008	211	0	0	0	0	0	0	0	211
Remainder of the CMA									
March 2009	35	6	0	0	0	21	0	0	62
March 2008	90	2	14	0	6	21	0	0	133
Edmonton CMA									
March 2009	1,805	412	45	4	981	6,006	20	421	9,694
March 2008	4,848	1,012	84	23	1,632	7,526	39	489	15,653

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
March 2009	93	20	0	1	80	0	0	0	194
March 2008	269	98	0	0	65	262	0	0	694
Beaumont Town									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	41	0	0	0	46	0	0	0	87
Devon Town									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	8	0	0	0	8
Fort Saskatchewan City									
March 2009	6	10	0	0	0	0	0	0	16
March 2008	19	2	0	0	0	0	0	0	21
Leduc City									
March 2009	2	2	0	0	12	37	0	0	53
March 2008	41	2	0	0	0	0	0	0	43
Leduc County									
March 2009	3	0	0	0	0	0	0	0	3
March 2008	8	0	0	0	0	0	0	0	8
Morinville Town									
March 2009	4	0	0	0	0	0	0	0	4
March 2008	11	0	0	0	0	0	0	0	11
Parkland County									
March 2009	18	0	0	0	0	0	0	0	18
March 2008	4	0	0	0	0	0	0	0	4
Spruce Grove City									
March 2009	15	16	0	0	0	0	0	0	31
March 2008	22	0	0	0	0	0	0	0	22
St. Albert City									
March 2009	3	0	0	0	0	0	0	0	3
March 2008	16	0	0	0	0	41	0	0	57
Stony Plain Town									
March 2009	11	0	0	0	0	0	0	0	11
March 2008	4	0	0	0	0	0	0	0	4
Strathcona County									
March 2009	20	2	0	0	20	0	0	0	42
March 2008	84	0	0	3	8	0	0	0	95
Sturgeon County									
March 2009	14	0	0	0	0	0	0	0	14
March 2008	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
March 2009	6	0	0	0	0	0	0	0	6
March 2008	11	0	0	0	0	4	0	0	15
Edmonton CMA									
March 2009	195	50	0	1	112	37	0	0	395
March 2008	543	102	0	3	127	307	0	0	1,082

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
March 2009	390	119	6	0	98	67	3	76	759
March 2008	371	73	0	0	7	8	4	0	463
Beaumont Town									
March 2009	52	5	0	0	5	0	0	0	62
March 2008	40	0	0	0	0	0	0	0	40
Devon Town									
March 2009	6	0	0	0	8	0	0	0	14
March 2008	7	0	0	0	0	0	0	0	7
Fort Saskatchewan City									
March 2009	63	29	1	0	33	83	0	0	209
March 2008	65	11	0	0	12	46	0	0	134
Leduc City									
March 2009	90	3	0	0	23	31	0	0	147
March 2008	51	8	0	0	0	3	0	0	62
Leduc County									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Morinville Town									
March 2009	54	4	1	0	18	0	0	0	77
March 2008	45	3	0	0	0	0	0	0	48
Parkland County									
March 2009	18	0	1	0	2	0	0	0	21
March 2008	11	2	0	0	0	0	0	0	13
Spruce Grove City									
March 2009	48	10	0	0	0	0	0	0	58
March 2008	79	7	0	0	41	0	0	0	127
St. Albert City									
March 2009	56	6	0	0	10	4	0	0	76
March 2008	80	16	0	0	3	0	0	0	99
Stony Plain Town									
March 2009	40	14	1	0	10	0	0	0	65
March 2008	46	20	0	0	0	60	0	0	126
Strathcona County									
March 2009	86	9	0	2	41	9	0	0	147
March 2008	94	1	0	1	6	0	0	0	102
Sturgeon County									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
March 2009	15	0	0	0	0	0	0	0	15
March 2008	11	0	0	0	0	0	0	0	11
Edmonton CMA									
March 2009	920	199	10	2	248	194	3	76	1,652
March 2008	900	141	0	1	69	117	4	0	1,232

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
March 2009	121	35	0	1	74	39	0	18	288
March 2008	246	69	0	0	65	262	0	0	642
Beaumont Town									
March 2009	7	0	0	0	0	0	0	0	7
March 2008	46	0	0	0	46	0	0	0	92
Devon Town									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	8	0	0	0	8
Fort Saskatchewan City									
March 2009	13	8	2	0	0	0	0	0	23
March 2008	12	2	0	0	0	0	0	0	14
Leduc City									
March 2009	8	2	0	0	8	22	0	0	40
March 2008	35	2	0	0	0	0	0	0	37
Leduc County									
March 2009	3	0	0	0	0	0	0	0	3
March 2008	8	0	0	0	0	0	0	0	8
Morinville Town									
March 2009	9	0	0	0	0	0	0	0	9
March 2008	5	0	0	0	0	0	0	0	5
Parkland County									
March 2009	20	0	0	0	1	0	0	0	21
March 2008	4	0	0	0	0	0	0	0	4
Spruce Grove City									
March 2009	16	13	0	0	0	0	0	0	29
March 2008	19	1	0	0	0	0	0	0	20
St. Albert City									
March 2009	3	0	0	0	0	0	0	0	3
March 2008	15	1	0	0	1	41	0	0	58
Stony Plain Town									
March 2009	8	4	0	0	0	0	0	0	12
March 2008	6	6	0	0	0	0	0	0	12
Strathcona County									
March 2009	25	1	0	0	10	0	0	0	36
March 2008	74	0	0	3	9	0	0	0	86
Sturgeon County									
March 2009	13	0	0	0	0	0	0	0	13
March 2008	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
March 2009	6	0	0	0	0	0	0	0	6
March 2008	7	0	0	0	0	4	0	0	11
Edmonton CMA									
March 2009	252	63	2	1	93	61	0	18	490
March 2008	490	81	0	3	129	307	0	0	1,010

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	% Change
Edmonton City	48	116	10	72	0	34	14	103	72	325	-77.8
Beaumont Town	0	5	0	2	0	16	0	0	0	23	-100.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	6	7	2	6	0	0	0	0	8	13	-38.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	4	10	0	0	0	24	0	0	4	34	-88.2
Leduc County	1	8	0	0	0	0	0	0	1	8	-87.5
Morinville Town	1	12	0	0	0	0	0	0	1	12	-91.7
Parkland County	13	2	0	0	0	0	0	0	13	2	**
Spruce Grove City	9	7	2	6	0	0	0	0	11	13	-15.4
St. Albert City	2	2	0	0	0	0	0	0	2	2	0.0
Stony Plain Town	5	0	0	2	0	0	0	0	5	2	150.0
Strathcona County	12	21	2	8	0	0	0	0	14	29	-51.7
Sturgeon County	2	11	0	0	0	0	0	0	2	11	-81.8
Remainder of the CMA	2	4	0	0	0	0	0	0	2	4	-50.0
Edmonton CMA	105	205	16	96	0	74	14	103	135	478	-71.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	210	350	66	136	14	93	158	892	448	1,471	-69.5
Beaumont Town	3	9	4	4	0	16	0	0	7	29	-75.9
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	1	0	6	0	15	0	0	0	22	-100.0
Fort Saskatchewan City	18	14	12	6	0	12	0	212	30	244	-87.7
Gibbons Town	2	4	0	0	0	0	0	0	2	4	-50.0
Leduc City	20	35	0	2	8	56	0	121	28	214	-86.9
Leduc County	10	24	0	0	0	0	0	0	10	24	-58.3
Morinville Town	9	14	0	4	4	24	0	0	13	42	-69.0
Parkland County	15	20	0	0	0	0	0	0	15	20	-25.0
Spruce Grove City	20	48	10	18	0	8	0	0	30	74	-59.5
St. Albert City	5	8	0	0	0	0	82	0	87	8	**
Stony Plain Town	23	11	0	4	0	0	0	0	23	15	53.3
Strathcona County	44	64	2	8	0	0	0	0	46	72	-36.1
Sturgeon County	18	41	0	0	0	0	0	0	18	41	-56.1
Remainder of the CMA	4	14	0	0	0	0	0	21	4	35	-88.6
Edmonton CMA	401	657	94	188	26	224	240	1,246	761	2,315	-67.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Edmonton City	0	34	0	0	0	103	14	0
Beaumont Town	0	16	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	24	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	0	74	0	0	0	103	14	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	14	93	0	0	144	892	14	0
Beaumont Town	0	16	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	15	0	0	0	0	0	0
Fort Saskatchewan City	0	12	0	0	0	212	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	52	0	4	0	121	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	24	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	82	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	26	220	0	4	144	1,246	96	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Edmonton City	54	176	4	149	14	0	72	325
Beaumont Town	0	7	0	16	0	0	0	23
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	13	0	0	0	0	8	13
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	10	0	24	0	0	4	34
Leduc County	1	8	0	0	0	0	1	8
Morinville Town	1	12	0	0	0	0	1	12
Parkland County	13	2	0	0	0	0	13	2
Spruce Grove City	11	13	0	0	0	0	11	13
St. Albert City	2	2	0	0	0	0	2	2
Stony Plain Town	5	2	0	0	0	0	5	2
Strathcona County	14	29	0	0	0	0	14	29
Sturgeon County	2	11	0	0	0	0	2	11
Remainder of the CMA	2	4	0	0	0	0	2	4
Edmonton CMA	117	289	4	189	14	0	135	478

Table 2.5: Starts by Submarket and by Intended Market January - March 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	272	456	162	1,009	14	6	448	1,471
Beaumont Town	7	11	0	18	0	0	7	29
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	1	0	21	0	0	0	22
Fort Saskatchewan City	30	20	0	224	0	0	30	244
Gibbons Town	2	4	0	0	0	0	2	4
Leduc City	20	37	8	173	0	4	28	214
Leduc County	10	24	0	0	0	0	10	24
Morinville Town	13	14	0	28	0	0	13	42
Parkland County	15	20	0	0	0	0	15	20
Spruce Grove City	30	66	0	8	0	0	30	74
St. Albert City	5	8	0	0	82	0	87	8
Stony Plain Town	23	15	0	0	0	0	23	15
Strathcona County	46	72	0	0	0	0	46	72
Sturgeon County	18	41	0	0	0	0	18	41
Remainder of the CMA	4	14	0	21	0	0	4	35
Edmonton CMA	495	803	170	1,502	96	10	761	2,315

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	% Change
Edmonton City	94	269	28	112	72	51	0	262	194	694	-72.0
Beaumont Town	0	41	0	12	0	34	0	0	0	87	-100.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	8	0	0	0	0	0	8	-100.0
Fort Saskatchewan City	6	19	10	2	0	0	0	0	16	21	-23.8
Gibbons Town	1	0	0	0	0	0	0	4	1	4	-75.0
Leduc City	2	41	2	2	12	0	37	0	53	43	23.3
Leduc County	3	8	0	0	0	0	0	0	3	8	-62.5
Morinville Town	4	11	0	0	0	0	0	0	4	11	-63.6
Parkland County	18	4	0	0	0	0	0	0	18	4	**
Spruce Grove City	15	22	16	0	0	0	0	0	31	22	40.9
St. Albert City	3	16	0	0	0	0	0	41	3	57	-94.7
Stony Plain Town	11	4	0	0	0	0	0	0	11	4	175.0
Strathcona County	20	87	6	8	16	0	0	0	42	95	-55.8
Sturgeon County	14	13	0	0	0	0	0	0	14	13	7.7
Remainder of the CMA	5	11	0	0	0	0	0	0	5	11	-54.5
Edmonton CMA	196	546	62	144	100	85	37	307	395	1,082	-63.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	446	899	212	196	121	182	626	480	1,405	1,757	-20.0
Beaumont Town	23	64	14	18	8	34	28	0	73	116	-37.1
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	4	2	0	12	10	0	0	0	14	14	0.0
Fort Saskatchewan City	21	58	24	6	0	0	0	79	45	143	-68.5
Gibbons Town	5	6	0	0	0	0	0	4	5	10	-50.0
Leduc City	60	68	40	8	44	0	84	0	228	76	200.0
Leduc County	22	27	0	0	0	0	0	0	22	27	-18.5
Morinville Town	18	30	4	0	0	0	0	0	22	30	-26.7
Parkland County	36	41	0	6	3	0	0	0	39	47	-17.0
Spruce Grove City	51	107	24	28	0	36	0	0	75	171	-56.1
St. Albert City	18	55	0	0	8	12	0	41	26	108	-75.9
Stony Plain Town	18	30	2	24	0	0	0	0	20	54	-63.0
Strathcona County	55	208	6	18	24	8	173	0	258	234	10.3
Sturgeon County	39	42	0	0	0	0	0	0	39	42	-7.1
Remainder of the CMA	14	30	0	0	0	0	0	0	14	30	-53.3
Edmonton CMA	830	1,667	326	316	218	272	911	604	2,285	2,859	-20.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Edmonton City	72	51	0	0	0	262	0	0
Beaumont Town	0	34	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	4	0	0
Leduc City	12	0	0	0	37	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	41	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	16	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	100	85	0	0	37	307	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	121	170	0	12	532	411	94	69
Beaumont Town	8	34	0	0	0	0	28	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	10	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	79	0	0
Gibbons Town	0	0	0	0	0	4	0	0
Leduc City	44	0	0	0	84	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	3	0	0	0	0	0	0	0
Spruce Grove City	0	36	0	0	0	0	0	0
St. Albert City	8	12	0	0	0	41	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	24	8	0	0	173	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	218	260	0	12	789	535	122	69

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2009

Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Edmonton City	113	367	81	327	0	0	194	694
Beaumont Town	0	41	0	46	0	0	0	87
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	8	0	0	0	8
Fort Saskatchewan City	16	21	0	0	0	0	16	21
Gibbons Town	1	0	0	4	0	0	1	4
Leduc City	4	43	49	0	0	0	53	43
Leduc County	3	8	0	0	0	0	3	8
Morinville Town	4	11	0	0	0	0	4	11
Parkland County	18	4	0	0	0	0	18	4
Spruce Grove City	31	22	0	0	0	0	31	22
St. Albert City	3	16	0	41	0	0	3	57
Stony Plain Town	11	4	0	0	0	0	11	4
Strathcona County	22	84	20	11	0	0	42	95
Sturgeon County	14	13	0	0	0	0	14	13
Remainder of the CMA	5	11	0	0	0	0	5	11
Edmonton CMA	245	645	150	437	0	0	395	1,082

Table 3.5: Completions by Submarket and by Intended Market January - March 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	617	1,048	680	627	108	82	1,405	1,757
Beaumont Town	37	70	8	46	28	0	73	116
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	4	2	10	12	0	0	14	14
Fort Saskatchewan City	45	62	0	81	0	0	45	143
Gibbons Town	5	6	0	4	0	0	5	10
Leduc City	92	76	136	0	0	0	228	76
Leduc County	22	27	0	0	0	0	22	27
Morinville Town	22	30	0	0	0	0	22	30
Parkland County	39	47	0	0	0	0	39	47
Spruce Grove City	75	135	0	36	0	0	75	171
St. Albert City	18	55	8	53	0	0	26	108
Stony Plain Town	20	54	0	0	0	0	20	54
Strathcona County	57	204	201	30	0	0	258	234
Sturgeon County	39	42	0	0	0	0	39	42
Remainder of the CMA	14	30	0	0	0	0	14	30
Edmonton CMA	1,106	1,888	1,043	889	136	82	2,285	2,859

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
March 2009	8	6.6	37	30.3	29	23.8	12	9.8	36	29.5	122	509,200	613,368
March 2008	18	7.3	89	36.2	93	37.8	25	10.2	21	8.5	246	464,600	492,767
Year-to-date 2009	25	5.6	110	24.5	118	26.3	63	14.0	133	29.6	449	516,500	641,093
Year-to-date 2008	103	11.4	337	37.3	286	31.7	104	11.5	73	8.1	903	451,600	480,305
Beaumont Town													
March 2009	1	14.3	1	14.3	3	42.9	2	28.6	0	0.0	7	--	--
March 2008	7	15.2	15	32.6	21	45.7	3	6.5	0	0.0	46	463,950	440,241
Year-to-date 2009	2	9.5	5	23.8	10	47.6	3	14.3	1	4.8	21	489,900	492,729
Year-to-date 2008	12	15.8	32	42.1	26	34.2	6	7.9	0	0.0	76	432,900	433,483
Calmar Town													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Fort Saskatchewan City													
March 2009	4	30.8	7	53.8	0	0.0	0	0.0	2	15.4	13	386,900	437,477
March 2008	0	0.0	5	41.7	2	16.7	0	0.0	5	41.7	12	463,850	572,808
Year-to-date 2009	5	13.9	20	55.6	7	19.4	1	2.8	3	8.3	36	412,350	445,083
Year-to-date 2008	2	5.0	14	35.0	12	30.0	2	5.0	10	25.0	40	479,000	529,235
Gibbons Town													
March 2009	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	6	66.7	2	22.2	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2008	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Leduc City													
March 2009	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	8	--	--
March 2008	3	8.6	10	28.6	18	51.4	4	11.4	0	0.0	35	469,900	469,914
Year-to-date 2009	7	11.3	15	24.2	31	50.0	8	12.9	1	1.6	62	474,950	474,863
Year-to-date 2008	8	13.1	23	37.7	25	41.0	5	8.2	0	0.0	61	447,900	442,549
Leduc County													
March 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
March 2008	1	12.5	0	0.0	4	50.0	2	25.0	1	12.5	8	--	--
Year-to-date 2009	1	4.5	1	4.5	2	9.1	8	36.4	10	45.5	22	625,000	656,364
Year-to-date 2008	3	11.1	2	7.4	8	29.6	11	40.7	3	11.1	27	550,000	520,370
Morinville Town													
March 2009	4	44.4	4	44.4	1	11.1	0	0.0	0	0.0	9	--	--
March 2008	1	20.0	2	40.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2009	6	24.0	15	60.0	3	12.0	0	0.0	1	4.0	25	410,000	436,716
Year-to-date 2008	1	5.9	11	64.7	3	17.6	2	11.8	0	0.0	17	429,000	444,147

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
March 2009	5	25.0	7	35.0	1	5.0	1	5.0	6	30.0	20	420,450	511,548
March 2008	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	7	15.6	10	22.2	5	11.1	3	6.7	20	44.4	45	583,000	599,113
Year-to-date 2008	15	35.7	9	21.4	7	16.7	6	14.3	5	11.9	42	437,084	425,758
Spruce Grove City													
March 2009	1	6.3	12	75.0	3	18.8	0	0.0	0	0.0	16	380,008	399,183
March 2008	9	47.4	4	21.1	6	31.6	0	0.0	0	0.0	19	370,216	389,493
Year-to-date 2009	10	17.5	33	57.9	12	21.1	1	1.8	1	1.8	57	389,406	405,127
Year-to-date 2008	42	48.8	36	41.9	8	9.3	0	0.0	0	0.0	86	355,218	359,635
St. Albert City													
March 2009	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
March 2008	0	0.0	0	0.0	9	60.0	5	33.3	1	6.7	15	525,000	567,393
Year-to-date 2009	0	0.0	0	0.0	6	24.0	3	12.0	16	64.0	25	709,200	782,560
Year-to-date 2008	0	0.0	5	9.1	18	32.7	18	32.7	14	25.5	55	581,700	680,147
Stony Plain Town													
March 2009	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
March 2008	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2009	9	50.0	7	38.9	2	11.1	0	0.0	0	0.0	18	340,542	353,060
Year-to-date 2008	27	77.1	4	11.4	3	8.6	1	2.9	0	0.0	35	310,101	317,765
Strathcona County													
March 2009	0	0.0	0	0.0	16	64.0	2	8.0	7	28.0	25	540,000	723,280
March 2008	1	1.3	17	22.1	30	39.0	12	15.6	17	22.1	77	514,000	614,532
Year-to-date 2009	0	0.0	9	12.3	32	43.8	7	9.6	25	34.2	73	540,000	683,205
Year-to-date 2008	4	2.1	36	18.8	75	39.1	29	15.1	48	25.0	192	522,500	603,615
Sturgeon County													
March 2009	0	0.0	3	23.1	3	23.1	1	7.7	6	46.2	13	590,000	706,154
March 2008	3	23.1	1	7.7	2	15.4	3	23.1	4	30.8	13	550,000	550,000
Year-to-date 2009	4	10.5	8	21.1	6	15.8	8	21.1	12	31.6	38	565,000	626,316
Year-to-date 2008	15	35.7	7	16.7	3	7.1	7	16.7	10	23.8	42	440,000	470,476
Remainder of the CMA													
March 2009	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
March 2008	5	71.4	1	14.3	0	0.0	0	0.0	1	14.3	7	--	--
Year-to-date 2009	5	71.4	1	14.3	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2008	13	65.0	6	30.0	0	0.0	0	0.0	1	5.0	20	320,000	323,371
Edmonton CMA													
March 2009	32	12.6	77	30.4	63	24.9	20	7.9	61	24.1	253	488,000	571,401
March 2008	55	11.2	145	29.4	188	38.1	55	11.2	50	10.1	493	469,900	501,499
Year-to-date 2009	87	9.8	236	26.5	239	26.8	107	12.0	223	25.0	892	500,000	590,276
Year-to-date 2008	251	15.7	522	32.6	474	29.6	192	12.0	164	10.2	1,603	455,500	485,510

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2009						
Submarket	March 2009	March 2008	% Change	YTD 2009	YTD 2008	% Change
Edmonton City	613,368	492,767	24.5	641,093	480,305	33.5
Beaumont Town	--	440,241	n/a	492,729	433,483	13.7
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	437,477	572,808	-23.6	445,083	529,235	-15.9
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	--	469,914	n/a	474,863	442,549	7.3
Leduc County	--	--	n/a	656,364	520,370	26.1
Morinville Town	--	--	n/a	436,716	444,147	-1.7
Parkland County	511,548	--	n/a	599,113	425,758	40.7
Spruce Grove City	399,183	389,493	2.5	405,127	359,635	12.6
St. Albert City	--	567,393	n/a	782,560	680,147	15.1
Stony Plain Town	--	--	n/a	353,060	317,765	11.1
Strathcona County	723,280	614,532	17.7	683,205	603,615	13.2
Sturgeon County	706,154	550,000	28.4	626,316	470,476	33.1
Remainder of the CMA	--	--	n/a	--	323,371	n/a
Edmonton CMA	571,401	501,499	13.9	590,276	485,510	21.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
March 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	1,227	-21.0	1,702	3,408	4,004	42.5	332,051	9.3	347,676
	February	1,287	-31.8	1,404	3,576	3,995	35.1	338,347	5.3	343,971
	March	1,557	-34.0	1,442	4,244	4,233	34.1	343,760	5.6	343,946
	April	1,823	-25.4	1,412	4,470	3,588	39.4	336,931	-2.0	332,816
	May	1,821	-34.8	1,374	4,272	3,461	39.7	340,499	-4.8	332,489
	June	1,852	-14.9	1,493	3,952	3,367	44.3	341,376	-2.6	331,313
	July	1,784	16.0	1,572	3,594	2,998	52.4	335,100	-5.3	331,120
	August	1,541	20.4	1,573	2,991	2,881	54.6	329,207	-4.8	325,058
	September	1,729	65.9	1,771	3,142	2,740	64.6	324,906	-5.6	326,807
	October	1,249	-2.1	1,377	3,069	3,014	45.7	317,744	-8.6	323,573
	November	891	-27.1	1,230	2,038	2,973	41.4	318,588	-2.0	329,139
	December	608	-29.1	1,019	1,303	2,805	36.3	310,974	-5.7	322,093
2009	January	730	-40.5	1,112	2,429	3,011	36.9	317,049	-4.5	329,732
	February	1,075	-16.5	1,203	2,664	3,024	39.8	308,970	-8.7	314,564
	March	1,380	-11.4	1,193	2,881	2,708	44.1	309,032	-10.1	311,321
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	4,071	-29.8		11,228			338,520	6.4	
	Q1 2009	3,185	-21.8		7,974			310,849	-8.2	
	YTD 2008	4,071	-29.8		11,228			338,520	6.4	
	YTD 2009	3,185	-21.8		7,974			310,849	-8.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2009

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	248.0	118.5	619	3.6	73.4	849
	February	718	7.25	7.29	245.7	118.7	622	3.7	73.7	850
	March	712	7.15	7.19	242.9	119.5	621	3.8	73.7	859
	April	700	6.95	6.99	241.5	121.2	620	3.9	73.5	861
	May	679	6.15	6.65	236.9	121.9	618	3.9	73.1	863
	June	710	6.95	7.15	234.9	123.7	617	3.7	72.8	862
	July	710	6.95	7.15	234.4	123.6	616	3.7	72.5	867
	August	691	6.65	6.85	234.3	123.6	617	3.4	72.2	881
	September	691	6.65	6.85	234.1	122.3	617	3.5	72.2	899
	October	713	6.35	7.20	230.1	121.3	624	3.4	72.8	910
	November	713	6.35	7.20	229.5	121.4	628	3.6	73.3	916
	December	685	5.60	6.75	228.7	121.0	629	3.6	73.4	911
2009	January	627	5.00	5.79	222.3	120.2	627	3.8	73.0	910
	February	627	5.00	5.79	215.7	121.5	624	4.4	73.0	902
	March	613	4.50	5.55		120.9	621	4.9	72.9	898
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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